

**MINUTES**  
**CITY PLAN COMMISSION**

City Plan Commission, Tuesday, July 24, 2012 at 4:00 P.M. in the Third Floor Conference room at City Hall, 828 Center Avenue. Chairperson Mayor Terry Van Akkeren presided.

Present: Mayor Terry Van Akkeren, Todd Wolf, John Van Der Male, Ald. Julie Kath and Ryan Sazama

Excused: Don Cvetan and Jerry Jones

Staff present: Steve Sokolowski

Others: Doug Schwalbe, David Adamavich and Ald. Kevin Matichek,

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of the July 10, 2012 meeting.

John Van Der Male moved, Ald. Julie Kath seconded to approve the minutes of the July 10, 2012 meeting. The motion passed unanimously.

Site Plan Review application by David Adamavich to construct an addition to an existing metal building at Automation Products located at 1614 Broadway Avenue.

Doug Schwalbe and David Adamavich were present to discuss this matter.

Automation Products is a high tech metal machining company that has grown from a small job shop into a high-tech, production multi-spindle screw and CNC machine shop that now occupies 18,000 square foot modern manufacturing facility at 1614 Broadway Avenue. Due to increased business, Automation Products is proposing to add approximately 6,200sf (74 x 84) to the existing building located on the west side of the property. The addition will take place in the rear/north side of this facility and will be used for indoor storage. The buildings will now be approximately 24,200sf.

The addition will ease congestion in the facility and eliminate the need for long term outdoor storage of materials. Automation Products will also be constructing a new asphalt drive and stormwater facilities on the north end of the site.

Automation Products currently employs 18 full-time employees and operates two shifts from 5:00am to 12:00am. With this addition, Automation Products intends on hiring 2 more full-time machinists.

The Plan Commission approved a conditional use permit by Automation Products to construct a building addition to the east building and site improvements on July 12, 2011. The Plan Commission approved the request with several conditions of approval including paving and

landscaping of the property. Automation Products had a deadline of June 1, 2012 to pave and landscape the property.

At the June 26, 2012 Plan Commission meeting, Automation Products requested and was granted a time extension request to complete the paving and landscaping for the previous addition because they were going to be adding a building addition in lands that were to be paved. Mr. Adamavich stated they were hopeful to start construction soon, pave in fall and landscape in 2013 when the project is complete.

Ryan Sazama moved, Todd Wolf seconded to approve the site plan subject to the following conditions:

1. Submittal and approval of a proposed storm drainage plan.
2. Submittal and approval of a proposed landscape plan.
3. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, occupancy, etc.
4. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, satellite dishes, etc.).
5. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster.
6. Outdoor storage of materials, products or equipment shall be prohibited.
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
8. All areas used for parking or maneuvering of vehicles shall be paved. The parking lot shall be paved by July 12, 2013.
9. Applicant shall meet minimum required five (5) foot paving setback.
10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping. The landscaping shall be installed by July 12, 2013.
11. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

The motion passed unanimously.

Gen. Ord. No. 15-12-13 amending Section 15.807 of the City of Sheboygan Zoning Ordinance relating to temporary signs so as to add a new subsection for noncommercial temporary signs.

Ald. Matichek was present to discuss this matter.

This matter was tabled at the last meeting in order for Ald. Matichek to provide the Commission with additional information including but not limited to the following:

- Examples of ordinances from other communities.
- Clarification of the time limit on how long the signs will be up.
- Review the 6 square foot size (is this too big).
- Whether a permit fee should be charged.

Alderman Matichek indicated that City Attorney Steve McLean used the City of Madison as a model ordinance, indicated the signs are permitted for 30 days and discussed the potential issues regarding permit fees.

Alderman Matichek and the Plan Commission discussed a number of issues regarding the proposed ordinance including size, time periods, permits, enforcement of the existing and proposed ordinance, the definition of noncommercial, etc.

John Van Der Male moved, Todd Wolf seconded to file the proposed ordinance amendment.

The motion passed – 4 ayes to file and 1 nay.

Being no further business, John Van Der Male moved, Todd Wolf seconded to adjourn the meeting at 4:35 P.M. Motion carried.

Steve Sokolowski  
Manager of Planning and Zoning